

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 26, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Judith W. Downer, Dranesville District
John M. Palatiello, Hunter Mill District

//

The meeting was called to order at 8:27 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Chairman Murphy reminded Commissioners that election of Planning Commission officers would be held on Wednesday, February 2, 2000.

//

Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ-1999-MV-053 AND FDP-1999-MV-053, JCE, INC., BE DEFERRED FROM JANUARY 20, 2000 TO A DATE CERTAIN OF MARCH 16, 2000.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Moon not yet seated; Commissioners Downer and Palatiello absent from the meeting.

//

Commissioner Byers MOVED THAT THE PUBLIC HEARING ON SEA-84-V-062, PAUL SPRINGS RETIREMENT CENTER, BE DEFERRED FROM JANUARY 20, 2000 TO A DATE CERTAIN OF FEBRUARY 10, 2000.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Moon not yet seated; Commissioners Downer and Palatiello absent from the meeting.

//

Commissioner Koch MOVED THAT THE CONTINUED PUBLIC HEARING ON 2232-Y99-12, AT&T WIRELESS, BE DEFERRED INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not yet seated; Commissioners Downer and Palatiello absent from the meeting.

//

Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON RZ-1999-PR-039 AND FDP-1999-PR-039, SARAH LANE, L.L.C. & CENTEX HOMES, BE DEFERRED FROM JANUARY 20, 2000 TO A DATE CERTAIN OF FEBRUARY 10, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not yet seated; Commissioners Downer and Palatiello absent from the meeting.

//

Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON RZ-1999-LE-046, BOARD'S OWN MOTION, BE DEFERRED FROM JANUARY 20, 2000 TO A DATE CERTAIN OF APRIL 12, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not yet seated; Commissioners Downer and Palatiello absent from the meeting.

//

Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON 2232-S99-8, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, BE DEFERRED FROM JANUARY 26, 2000 TO A DATE CERTAIN OF FEBRUARY 24, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not yet seated; Commissioners Downer and Palatiello absent from the meeting.

//

Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON 2232-S99-16, FAIRFAX COUNTY PUBLIC SCHOOLS, BE DEFERRED FROM JANUARY 20, 2000 TO A DATE CERTAIN OF FEBRUARY 10, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not yet seated; Commissioners Downer and Palatiello absent from the meeting.

//

Commissioner Alcorn announced that the Residential Development and Infill Committee would meet on Thursday, January 27, 2000 at 7:30 p.m. in the Board Conference Room.

//

The Honorable John T. Frey, Clerk of the Circuit Court, performed the swearing-in ceremony for newly appointed Commissioner At-Large, Ilryong Moon; reappointed Commissioners Suzanne Harsel, Braddock District; Ronald Koch, Sully District; Jack Kelso, Lee District; and Commissioner Linda Smyth, Providence District, who had been appointed in October 1999 and sworn in at the Clerk's office.

//

ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. RZ-1999-SU-048 - LAFAYETTE II, L.L.C.
2. S99-II-F1 - OUT-OF-TURN PLAN AMENDMENT
3. S97-CW-6CP - OUT-OF-TURN PLAN AMENDMENT

This order was accepted without objection.

//

RZ-1999-SU-048 - LAFAYETTE II, L.L.C. - Appl. to rezone from I-3, WS and AN to I-4, WS and AN to permit office and warehouse development with an overall FAR of 0.26 on property located in the S.E. quadrant of the intersection of Lafayette Ctr. Dr. and Technology Ct. on approx. 8.78 acres. Comp. Plan Rec: Office/research/industrial. Tax Map 33-2((4))3. SULLY DISTRICT. PUBLIC HEARING.

John W. Farrell, Esquire, with McCandlish and Lillard, P.C., attorney for the applicant, reaffirmed the affidavit dated January 7, 2000. There were no disclosures by Commission members.

Ms. Leslie Johnson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to a question from Commissioner Alcorn, Ms. Johnson stated that the applicant had not addressed the issue of the type and height of outdoor lighting for the site.

Mr. Farrell waived the applicant's presentation and said he would be happy to answer any questions the Commission might have. Addressing the issue of lighting raised by

Commissioner Alcorn, Mr. Farrell said that the subject property was subject to extensive Property Owners' Association covenants which governed design standards and that the applicant's plans had been approved by the Association.

Responding to a question from Commissioner Byers, Mr. Farrell said there would be no outside storage.

Chairman Murphy called for speakers from the audience, but received no response. He noted no rebuttal was necessary. Therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this application. (Verbatim excerpts are in the date file.)

//

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-1999-SU-048, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not yet seated; Commissioners Downer and Palatiello absent from the meeting.

//

S99-II-F1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County in accordance with the Code of Virginia, Title 15.1, Chap. 11 concerning approx. 14 acres directly N. of University Dr., E. of Rt. 123, adjacent to the City of Fairfax (Tax Maps 57-4((1))1, 1A, 3, 6, 7 and 68-2((1))pt. 3). The area is planned for residential use at 3-4 du/ac and public facilities, with options for residential use at 12-16 du/ac, or mixed use including a hotel/conference center with support retail and service uses and a residential component at 12-16 du/ac. The Plan Amendment will consider adding an option to allow residential use at 8-12 du/ac on a portion of the property. BRADDOCK DISTRICT. PUBLIC HEARING.

Ms. Genya Stefanoff, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended an alternative Amendment as found on page 6 of the staff report.

Chairman Murphy called for speakers from the audience but received no response. There were no questions or comments from the Commission, therefore he closed the public hearing and recognized Commissioner Harsel for action on this item. (Verbatim excerpts are in the date file.)

//

During summary remarks, Commissioner Harsel noted that she concurred with the alternative recommended by staff. Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF OUT-OF-TURN PLAN AMENDMENT S99-II-F1.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not yet seated; Commissioners Downer and Palatiello absent from the meeting.

//

(The Commission recessed at 8:45 p.m. and reconvened at 9:20 p.m.)

//

S97-CW-6CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the Code of Virginia, Title 15.2, Chap. 22 concerning the Baileys Crossroads and Seven Corners CBCs plus five areas recommended for inclusion within the CBCs that are adjacent to but outside the current boundaries. These areas including parcels 62-3((1))12 and 12B, located N. of Leesburg Pike at Leesburg Court; parcel 62-3((1))13, located N. of Leesburg Pike at S. Geo. Mason Dr.; parcels 61-2((17))(E)28 and 29, located W. of Courtland Dr. near Columbia Pike; parcels 61-4((1))76, 77, 87, 88, and 61-2((1))117 (part), located E. of Lacy Blvd. along Courtland Dr. near Columbia Pike; and parcels 61-4((1))115 and 61-2((1))107-110 and 113B located W. of Williams Ln. at Center Ln. The amendment further proposes modifications for two additional areas: Parcels 61-2((44))A1 and 1-43, on Spring Ln. N. of Columbia Pike, and parcels 61-2((1))121 and 122, 61-2((11)), and 61-2 ((14))1-21, located S. of Leesburg Pike and along Glen Carlyn Dr. MASON AND PROVIDENCE DISTRICTS. PUBLIC HEARING.

Mr. Bruce Kriviskey, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended that the current Plan guidance be replaced with proposed new Plan text as shown on pages 10-59 of the staff report.

Commissioner Smyth disclosed that her husband, Nigel Smyth, was a trustee and beneficiary of a trust that owned a one-sixth interest in a commercial site in the vicinity of the proposed Plan Amendment, Tax Map 62-1((1)), parcels 14 and 15 in Subunit C-5. She noted that no change in use or intensity was being proposed and declared that she would be able to participate fairly, objectively and in the public interest on this matter.

At Commissioner Alcorn's request, Mr. Kriviskey and Mr. Sterling Wheeler, PD, DPZ, explained why consolidation was an important criteria for this area. In reponse to a

question from Commissioner Hall, Mr. Kriviskey said that the consolidation criteria did not prohibit parcels from being developed individually.

Responding to a question from Commissioner Alcorn, Mr. Kriviskey said that there was no proposed change to land located in the Providence District.

In response to a question from Commissioner Wilson, Mr. Kriviskey and Mr. Wheeler explained how revitalization would be accomplished if the existing uses were not going to be changed.

Commissioners Wilson, Hall and Mr. Wheeler discussed language in the proposed Plan Amendment which stated that drive-through uses should be discouraged.

Chairman Murphy called the first listed speaker and recited rules for testimony before the Commission.

Mr. Stevan Dana, 5827 Columbia Pike, Falls Church, owner of parcel 107, requested that the proposed Plan Amendment be revised to include parcel 107 with parcel 108 and considered for community-serving retail and/or office use. He referred to a letter he had written to Commissioner Hall dated January 15, 2000 concerning his request. (This letter is in the date file.)

Mr. Wheeler stated that if parcel 107 was included with parcel 108, it would diminish the potential for residential development.

Mr. Michael Niebling, 6324 Lakeview Drive, Falls Church, representing Save the Playing Field at Culmore Action Group, explained that the subject property had been used as a soccer field by the immigrant neighborhood for many years. He suggested alternative language to the proposed Plan Amendment which would add the possibility, as an alternative to commercial development, of preserving and improving the playing field. (A copy of his remarks and a draft of the proposed changes are in the date file.)

Mr. John Guillory, 3411 Greentree Drive, Falls Church, expressed support for Mr. Niebling's position.

Mr. Kriviskey and Mr. Wheeler responded to questions from Commissioners Hall and Wilson concerning the possibility of adding language to the Comprehensive Plan which would provide an option for open space/recreational uses for this property.

Commissioner Hall reviewed the history of the subject property, pointed out that it was privately owned, and said it was unlikely that it would be left as open space, even if a recreational option were added to the Plan. Commissioner Alcorn commented that to do so would mislead the community. Chairman Murphy concurred with Commissioner Alcorn's point.

Ms. Helen Pittas, 6227 Villa Street, Alexandria, owner of parcels 109, 110 and 115, said it was very difficult to rent her property and therefore she would like to see it replanned commercial.

Mr. Warren Martin, address unknown, speaking on behalf of property owners in the area, said they would like to see the area become commercial.

Responding to a question from Commissioner Hall, Mr. Kriviskey said the area was currently planned for residential development at 4-5 dwelling units per acre. He added that a special study, developed in cooperation with a citizen task force appointed by the Mason District Supervisor, recommended 8-12 dwelling units per acre, or higher, if consolidation occurred on both sides of Williams Lane.

Ms. Voula Panagiotopoulos, address unknown, addressed the Commission in Greek. Interpreting her remarks, Ms. Pittas, said that she desired that the area be replanned commercially.

Ms. Barbara Hamlett, address unknown, said she supported the Pittas' family desire that the subject property be replanned for commercial uses.

Barnes Lawson, Jr., Esquire, spoke in favor of adopting the proposed Plan Amendment.

There were no further speakers. The Commission had no comments or questions and there were no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this item. (Verbatim excerpts are in the date file.)

//

Commissioner Hall MOVED THAT THE DECISION ON PROPOSED COMPREHENSIVE PLAN AMENDMENT S97-CW-6CP BE DEFERRED TO A DATE CERTAIN OF JANUARY 27, 2000, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENTS.

//

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Downer and Palatiello absent from the meeting.

//

CLOSING

January 26, 2000

The meeting was adjourned at 11:28 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: November 1, 2000

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission